BRIDGEVILLE PLANNING & ZONING COMMISSION
MINUTES
September 21, 2021 – 6:00 P.M.

I.   Call to Order

The meeting was called to order at 6:00 P.M. by Planning and Zoning Commission (P&Z) Chairman Clint Whaley.

II.   Quorum Present

A quorum was present to hold the meeting (6 Members were present, Jay Mervine was absent) along with Town Manager Bethany DeBussy, Town Solicitor Dennis Schrader, and Town Financial Manager Melissa Cassimore.

III.   Approval of Minutes

Motion to approve August 17th Planning and Zoning Minutes– M. Correll; 2nd – Davis; motion carried (6-0).

<blockquote>

Commissioner M. Davis-Yes   Commissioner Oliver-Yes
Commissioner Correll- Yes   Commissioner Cannon-Yes
Commissioner K. Davis-Yes   Chairman Whaley-Yes
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IV.   New Business (Discussion, Consideration, and possible voting on)

A. Minor Development Plan Application-Sketch Plan

Gary Krupnick & Stevianne Ognibene of West Rac Contracting Corp. for GED S Main Dist., LLC was in person. Mr. Krupnick discussed the project including the size of the building, construction of the building, and how a PODS Storage Facility is operated. Commissioner Correll questioned if the project fronts on Rifle Range Road. Mr. Krupnick clarified the layout of the project, stating it does not front on Rifle Range Road. Commissioner Oliver questioned the multiple uses for this project, the Town Code in respect to a fence versus a berm, stormwater management, and the proposed Phase II. Mr. Schrader discussed the Town Code, asked the sizes of each POD, and how many PODS would be located inside and outside of the building. Mr. Krupnick stated the inside the building allows for 238 PODS on grade with the ability to be stacked 4 high, totaling 952 PODS. Mr. Krupnick explained the PODS would initially be stacked 3 high until 85% occupancy was obtained; at which time different equipment would be brought on-site to accommodate stacking 4 high. Mr. Krupnick stated outside PODS would be empty and the site allows for 88 PODS to be stored on grade up to 3 high, totaling 264 PODS. Mr. Schrader asked how many PODS would be stored in Phase II. Mr.

Krupnick answered the building would allow 80 on grade with the ability to be stacked 3 high, totaling 240 PODS. Mr. Krupnick stated all PODS are 8 feet wide by 8 feet high and vary in lengths of 8, 12, or 16 feet but are only stacked with PODS of the same length. Mr. Schrader clarified there would be Fire Marshall approval, County sewer, a climate-controlled building, employee office and restroom area, regulations regarding the storage of flammable materials, building signage, and outdoor lighting. Mr. Krupnick confirmed. Mr. Krupnick added the business is designed for permanent storage with 35% of the volume includes deliveries to other states and fees are charged for appointments to access the POD while it is stored. Mr. Schrader asked if there will be water stored on site. Mr. Krupnick stated it was not required. Jason Loar, Davis Bowen & Friedel Inc., stated there may need to be variances addressing fencing, loading docks, and exterior storage. Commissioner M. Davis asked the location of the nearest PODS Facility. Ms. Ognibene stated the nearest locations are in Dover and Salisbury. Commissioner K. Davis asked what hours the facility would be open. Mr. Krupnick stated it varies depending on if the PODS are loading in the morning or at the end of the day, but they typically arrive around 6:30 am for the morning meeting with four to eight deliveries per day. Mr. Cannon asked where the trucks will be stored. Mr. Krupnick stated the trucks will be stored on the outside of the building. Mr. Schrader asked if Phase II would look like Phase I. Mr. Krupnick stated it would be an extension of the building by 3 walls and a ceiling. Mr. Schrader asked if there are any permits at this time. Mr. Krupnick stated there are no permits at this time.

The Town of Bridgeville Commission gave a favorable recommendation of Minor Development Plan Application-Sketch Plan.

V.   Adjournment

The meeting was adjourned at 6:49 P.M

Respectfully submitted,

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Melissa Cassimore, Transcriptionist